

MEMORANDUM

Agenda Item No. 8(O)(1)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: May 6, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution authorizing
conveyance of County-owned
property located along the south
side of N.W. 170th Street
between 78th Court and 78th
Avenue to the Town of Miami
Lakes for use as a pedestrian and
bike green path

The accompanying resolution was prepared by the Water & Sewer Department and placed on the agenda at the request of Prime Sponsor Commissioner Esteban L. Bovo, Jr.



R. A. Cuevas, Jr.
County Attorney

RAC/lmp

Memorandum



Date: May 6, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in dark ink, appearing to be "Carlos A. Gimenez", written over a horizontal line.

Subject: Resolution authorizing conveyance of County-owned property (Folio No. 32-2010-001-1640) located along the south side of NW 170th Street between 78th Court and 78th Avenue to the Town of Miami Lakes in accordance with Florida Statute 125.38, waiving Administrative Order 8-4, and executing a County Deed for such purposes

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing conveyance of a County-owned property (Folio No. 32-2010-001-1640) located along the south side of NW 170th Street between 78th Court and 78th Avenue to the Town of Miami Lakes in accordance with Florida Statute 125.38; waiving Administrative Order 8-4, which requires Planning Advisory Board review; and executing a County Deed for such purposes.

SCOPE OF AGENDA ITEM

This agenda item is for the conveyance of 20,146 square feet of real property to the Town of Miami Lakes, which is located in District 13, Commissioner Esteban L. Bovo, Jr.

TRACK RECORD/MONITOR

The Miami-Dade Water and Sewer Department's (WASD) Assistant Director of Legislative and Municipal Affairs, Zaba S. Castro, Esq. will monitor the conveyance of this property.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to the County for the conveyance of this property. The Town of Miami Lakes will make payment to the County in the amount \$10.00 for the property.

BACKGROUND

WASD owns a small track of land, Folio Number 32-2010-001-1640, located along the south side of NW 170th Street between 78th Court and 78th Avenue. For a legal description of the property, please see Exhibit A to the County Deed, which is attached to the Resolution.

The property to be conveyed is not needed for County purposes and will be utilized by the Town of Miami Lakes for the benefit of the public. Specifically, the Town of Miami Lakes will develop the property as a pedestrian and bike green path.

The County owns facilities (mains) along the roadside of 78th Avenue and NW 170th Street in the public right-of-way, which, despite the conveyance of the property, will continue to be maintained by WASD.

A handwritten signature in dark ink, appearing to be "Alina T. Hudak", written over a horizontal line.

Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: May 6, 2014

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(O)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(O)(1)

5-6-14

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY-OWNED PROPERTY LOCATED ALONG THE SOUTH SIDE OF N.W. 170TH STREET BETWEEN 78TH COURT AND 78TH AVENUE TO THE TOWN OF MIAMI LAKES FOR USE AS A PEDESTRIAN AND BIKE GREEN PATH IN ACCORDANCE WITH FLORIDA STATUTE 125.38; AUTHORIZING THE EXECUTION OF A COUNTY DEED FOR SUCH PURPOSES; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AND AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF PROPERTY

WHEREAS, the Town of Miami Lakes, a municipality of the State of Florida, has requested that the County convey a County-owned property located along the south side of N.W. 170th Street between 78th Court and 78th Avenue, also known by Folio Number 32-2010-001-1640, to the Town of Miami Lakes for the Town to develop a pedestrian and bike green path; and

WHEREAS, the County is satisfied that this property can be used for said purpose, and pursuant to Section 125.38 of the Florida Statutes, the conveyance of said property to the Town of Miami Lakes serves the best interest of the public and the County; and

WHEREAS, the Board desires to grant the County Mayor or County Mayor's designee the authority to take all actions necessary to accomplish the conveyance of said property, which property is legally described in Exhibit A of the accompanying County Deed,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Authorizes the conveyance of County-owned property located along the south side of N.W. 170th Street between 78th Court and 78th Avenue, as legally described in

Exhibit "A" of the County Deed, both of which are attached hereto and incorporated herein by reference, to the Town of Miami Lakes.

Section 2. Waives the requirements of Administrative Order 8-4 as it relates to the Planning Advisory Board.

Section 3. Authorizes the County Mayor or County Mayor's designee to execute the County Deed in substantially the form attached hereto and directs the County Mayor or County Mayor's designee to cause said County Deed to be delivered to the Town of Miami Lakes.

Section 4. Directs the County Mayor or County Mayor's designee to record the instrument of conveyance accepted herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy of said instrument together with this resolution.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

SED

Sarah E. Davis

Return to:
Liliana M. Rainey-Lacau, Real Estate Manager
Miami-Dade Water & Sewer Department
3071 SW 38th Ave (Le Jeune Rd. 2nd Floor)
Miami, Florida 33146

COUNTY DEED

THIS DEED, made this day of , 20__ A.D. by and between MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1970, and the TOWN OF MIAMI LAKES, whose address is 6601 Main Street, Miami Lakes, FL 33014, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$ 10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida, to-wit:

See Attached - Exhibit A

The property being conveyed to the Town of Miami Lakes is located along the south side of NW 170th Street between 78th Court and 78th Avenue and will be developed and maintained as a pedestrian and bike green path. If no longer used for said purposes, the property shall automatically revert to the County.

This deed conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year aforesaid.

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, A.D.20_____.

LEGAL DESCRIPTION

EXHIBIT "A"

Tract "A" of PALM SPRINGS NORTH, Section A, according to the Plat thereof, as recorded in Plat Book 71 at page 42 of the Public Records of Dade County, Florida.

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Property Information

Search By:

Select Item

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- ☐ Property Appraiser Tax Estimator
- ☐ Property Appraiser Tax Comparison

Summary Details:

Folio No.:	32-2010-001-1640
Property:	
Mailing Address:	MIAMI-DADE COUNTY WATER AND SEWER 3071 SW 38 AVE MIAMI FL 33146-1520

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	20,146 SQ FT
Year Built:	0
Legal Description:	10 52 40 .46 AC M/L PB 71-42 PALM SPRINGS NORTH SEC A TRACT A LOT SIZE 20146 SQ FT F/AU 30-2010-001-1640

Assessment Information:

Year:	2013
Land Value:	\$141,022
Building Value:	\$0
Market Value:	\$141,022
Assessed Value:	\$141,022

Taxable Value Information:

Year:	2013
Taxing Authority:	Applied Exemption/ Taxable Value:
Regional:	\$141,022/\$0
County:	\$141,022/\$0
City:	\$141,022/\$0
School Board:	\$141,022/\$0

Additional Information:

Click here to see more information for this property:

Community Development District

Community Redevelopment Area

Empowerment Zone

Enterprise Zone

Zoning Land Use

Urban Development Boundary

Zoning

Non-Ad Valorem Assessments

Environmental Considerations



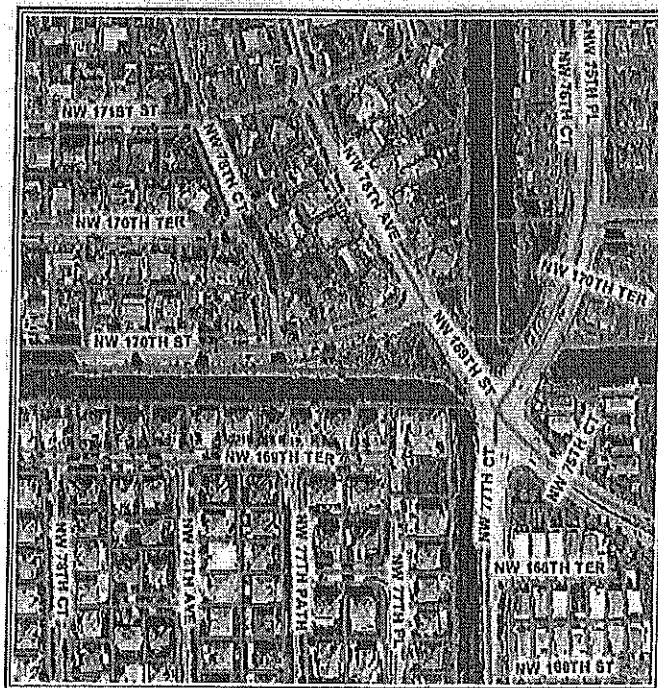
ACTIVE TOOL SELECT



MIAMI-DADE

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



Aerial Photography - 2012

0 148 ft

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If you experience technical difficulties with the Property Information application,
or wish to send us your comments, questions or suggestions
please email us at pls@miamidade.gov.

Web Site
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**MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT**

*Carlos Lopez-Cantera
Property Appraiser*

Property Information:			
Folio	32-2010-001-1640		
Property Address	null		
Owner Name(s)	MIAMI-DADE COUNTY WATER AND SEWER		
Mailing Address	3071 SW 38 AVE MIAMI FL 33146-1520		
Primary Zone	0100 SINGLE FAMILY - GENERAL		
Use Code	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL		
Beds/Baths/Half	0/0/0		
Floors	0		
Living Units	0		
Adj. Sq. Footage	0		
Lot Size	20,146 SQFT		
Year Built	0		
Full Legal Description	10 52 40 .46 AC M/L PB 71-42 PALM SPRINGS NORTH SEC A TRACT A LOT SIZE 20146 SQ FT P/A/U 30-2010-001-1640		
Assessment Information:			
Year	2013	2012	
Land Value	\$141,022	\$141,022	
Building Value	\$0	\$0	
Market Value	\$141,022	\$141,022	
Assessed Value	\$141,022	\$141,022	
Benefits Information:			
Benefit	Type	2013	2012
County	Exemption	\$141,022	\$141,022
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).			



Aerial Photography 2012

Taxable Value Information:		
Year	2013	2012
	Exemption/ Taxable	Exemption/ Taxable
County	\$141,022/\$0	\$141,022/\$0
School Board	\$0/\$0	\$0/\$0
City	\$0/\$0	\$0/\$0
Regional	\$0/\$0	\$0/\$0
Sale Information:		

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawehmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

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